

IN RE:	PETITION FOR ZONING VARIANCE *	BEFORE THE
	S/S Ohio Ave., 25 ft. E of c/l	
	of Brian St., (2901 Ohio Ave) *	ZONING COMMISSIONER
	S/S Ohio Ave., 75 ft E of c/l	
	of Brian St., (2903 Ohio Ave) *	OF BALTIMORE COUNTY
	13th Election District	
	1st Councilmanic District *	Case Nos.95-164 & 95-165-A
	Stephen H. Strohecker, et ux	
	Petitioners *	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before the Zoning Commissioner as a combined hearing for those Petitions for Variance filed in cases 95-164-A and 95-165-A. As to case No. 95-164A, relief is requested for the property known as 2901 Ohio Avenue so as to permit a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 1 ft. and a lot width of 50 ft. for an existing dwelling, in lieu of the required 10 ft. side yard setback and 55 ft. lot width requirements. As to case No. 95-165-A, for the property known as 2903 Ohio Avenue, relief is requested from Section 1B02.3.C.1 of the BCZR to permit a 50 ft. lot width in lieu of the required 55 ft. Both of the subject Petitions are filed by Stephen H. Strohecker and Diana L. Strohecker, his wife, property owners. As is obvious from the addresses, these are neighboring properties in the subdivision known as Baltimore Highlands in southwestern Baltimore County.

Appearing at the public hearing held for these cases was the property owner, Stephen H. Strohecker. Also present was Ronald Strohecker, the Petitioner's father. There were no interested persons or Protestants present.

Among the evidence offered was a site plan, which is marked as Petitioners' Exhibit No. 1. The site plan shows the subject properties which

MICROFILMED

are located adjacent to the intersection of Ohio Avenue and Brian Street in Baltimore Highlands. The property known as 2901 Ohio Avenue is comprised of two lots from the original subdivision of Baltimore Highlands. Those lots are numbered 20 and 21, and are 25 ft. in width. Thus the total lot width is 50 ft. Moreover, the lot is 5250 sq. ft. in area (.1435 acres) and 125 ft. deep. The property at 2901 Ohio Avenue is improved by a 1-1/2 story framed dwelling which is shown both on the site plan and in photographs submitted at the hearing. Moreover, the rear of the property contains a framed garage and a concrete driveway which leads to same from Brian Street. It is of particular note that the 1-1/2 story framed dwelling is quite old and has been added to over the years. In fact, an addition to the side portion of the dwelling actually extends the house across the property line onto lot No. 22. The Petitioner indicated that the dwelling would be remodeled and that approximately 3-1/2 ft. of the existing dwelling will be removed. This will result in a side yard setback of 1-1/2 ft. As I made clear to the Petitioner at the public hearing, such modifications to the dwelling must be necessary so that the dwelling is entirely situated on lots 20 and 21. A 1.5 ft. setback must be maintained from the property line.

As to 2903 Ohio Avenue, it also contains two lots, numbered 22 and 23. These lots are also 25 ft. in width or 50 ft. when combined. As is the case with 2901 Ohio Avenue, the depth of the property is also 125 ft. The site is presently unimproved. However, a single family dwelling is proposed. That dwelling, as shown on the site plan, will be 30 ft. wide and 36 ft. deep. A front yard setback from the building envelope of 25 ft. will be maintained and 10 ft. side yard setbacks on both sides will be allowed. The rear yard setback is 64 ft. All of these setbacks for the proposed residence on 2903 Ohio Avenue satisfy the regulations.

This office has recently issued several opinions relating to the applicability of Section 304 of the BCZR. That section allows for the development of lots with single family dwelling or duplex dwellings even if the subject property is of insufficient area or width. However, in order to exercise the rights of development under Section 304, three standards must be satisfied. First, the subject lots must be in existence prior to 1955. Secondly, the property owner cannot own adjacent land which, when combined with the undersized lot, would allow for the creation of the lot of sufficient area or width. Third, all other height, area and distance requirements must be satisfied. In this case, it is clear that the Petitioner cannot obtain relief through Section 304. As I have repeatedly stated, the mere request for a variance indicates that the Petitioner does not comply with other height, area and distance requirements. In this case, the Petitioner requests variance relief through the side yard setback for the property known as 2901 Ohio Avenue. Therefore, this request means that the Petitioner cannot obtain approval for the existing dwelling on 2901 Ohio Avenue pursuant to Section 304. Moreover, as correctly noted by the Office of Planning, in their ZAC comment, the existence of the vacant property known as 2903 Ohio Avenue indicates that the Petitioner does not comply with Section 304.1.C which requires that the Petitioner cannot own adjoining property. That is, the Petitioner could clearly combine all four lots and create one building lot line. Only the property known as 2901 Ohio Avenue is improved at this time. The standards of Section 304 cannot be varianced.

Nonetheless, the Petitioner can still seek relief pursuant to Section 307 of the BCZR. That allows a Petitioner to seek a variance from any height, area or distance requirement within the BCZR. In this case, the Petitioner can properly ask for variance relief from the lot width require-

UNRECORDED

ment and side yard setback requirement for 2901 Ohio Avenue and from the lot width requirement for 2903 Ohio Avenue. In this regard, the Petitioner presented testimony and evidence which was convincing that these variances should be granted. Among the evidence offered was a letter signed by adjacent neighbors in support of the proposed construction. Specifically, these most affected neighbors indicate that the property has been an eyesore to the community for years and that residential development of the property will improve the community. Clearly, a grant of the variance will not result in any adverse impact on the surrounding locale. Moreover, the denial of the variances requested would result in a practical difficulty upon the Petitioner in that development of the properties for a permitted purpose, (i.e., residential) would not be allowed. Thus, I am satisfied that the Petitions for Variances should be granted.

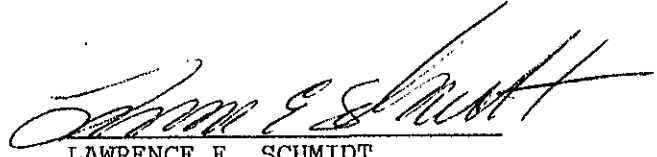
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8TH day of December, 1994 that a variance from Section 1B02.3.C.1 of the BCZR to allow a minimum side yard setback of 1 ft. in lieu of the required 10 ft., and a lot width of 50 ft., in lieu of the required 55 ft., for 2901 Ohio Avenue, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B02.3.C.1 of the BCZR to allow a minimum side yard setback of 50 ft., in lieu of the required 55 ft., for 2903 Ohio Avenue, be and is hereby GRANTED subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmnn

APPROVED: [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 7, 1994

Mr. and Mrs. Stephen H. Strohecker
754 Minstrel Court
Millersville, Maryland 21108

RE: Case Nos. 95-164-A and 95-165-A
Petition for Zoning Variance
Properties: 2901 and 2903 Ohio Avenue

Dear Mr. and Mrs. Strohecker:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Zoning Variances have been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

MICROFILMED



159



Petition for Variance

95-165-A

to the Zoning Commissioner of Baltimore County

for the property located at 2903 Ohio Avenue

which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 (BCZR)

TO PERMIT A 50 FT. LOT WIDTH IN LIEU OF THE REQUIRED 55 FT
AND TO APPROVE AN UNDERSIZE LOT PER SECT. 304.2 (BCZR)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Lot was created by a Recorded Subdivision Plat in accordance with Zoning Regulations in affect at that time, but fails to meet minimum lot width requirements under current Zoning.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Stephen H. Strohecker

(Type or Print Name)

X *Stephen H. Strohecker*

Signature

Diana L. Strohecker

(Type or Print Name)

X *Diana L. Strohecker*

Signature

754 Minstrel Court (410)987-9065 (Home)

Address

Millersville, Maryland 21108

Phone No

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Stephen H. Strohecker

Name

1210 Light Street (410)727-4644 (Work)

Address

Balto. Md. 21230

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

10/27/94

Zoning Administration

Development Management



MICROFILMED

SET TO HEAR WITH ITEM 158

LEON A. PODOLAK AND ASSOCIATES
SURVEYING AND CIVIL ENGINEERING

63 EAST MAIN STREET, P.O. BOX 266
WESTMINSTER, MARYLAND 21157
TELEPHONES: WESTMINSTER 848-2229

BALTIMORE 876-1226

95-165-A

ZONING DESCRIPTION FOR 2903 Ohio Avenue

Election District 13-th

(address)

Councilmanic District 1-st

Beginning at a point on the South side of Ohio
(north, south, east or west)

Avenue which is Fifty feet
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of Seventy Five feet (75') East of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Brian Street
(name of street)

which is Fifty feet wide. *Being Lot # 22 and 23,
(number of feet of right-of-way width)

Block "F", Section # n/a in the subdivision of
"Baltimore Highlands" as recorded in Baltimore County Plat
(name of subdivision)

Book # J.W.S. 2, Folio # 379, containing

6250 Square Feet, 0.1435 Acres, more or less.
(square feet and acres)

159

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-165-11

District: 13th Date of Posting: 11/4/94
Posted for: Varnico
Petitioner: Stephen & Diana Strohecker
Location of property: 2903 Ohio Ave. S/S
Location of Signs: Facing roadway on property being zoned
Remarks: No pole used
Posted by: [Signature] Date of return: 11/10/94
Number of Signs: 1



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CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 11, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 10, 1994.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

~~Publisher~~

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 400-185-A
(Item 185)

808 Ohio Avenue
S/S Ohio Avenue 75' E of
S of Brian Street

13th Election District

1st Councilmanic

Legal Owner(s):

Stephen H. Strohecker

and Diana L. Strohecker

Hearing: Thursday,

December 1, 1994 at

11:00 a.m. in Rm. 118, Old

Courthouse

Variance to permit a 50 foot lot width in lieu of the required 55 feet and to approve an undersized lot.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3383.

(2) For information concerning the File and/or Hearing. Please Call 887-3381.

11/143 Nov 10.

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Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

10/27/94

Account: R-001-6150

Number

159

By JLL.

1 RES. VAR. FILING

CODE 010 \$50.00

1 SIGN POSTING

CODE 080 \$35.00

TOTAL \$85.00

95-165-A

OWNER STROHECKER

LOC 2903 OHIO AVE.

MICROFILMED

DLAD1N0088MICHRG
BA COL0153AM1 1-27-94

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

95-165A

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 159

Petitioner: STEPHEN H. STROHECKER

Location: 2903 OHIO AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Stephen H. Strohecker

ADDRESS: 754 Minstrel Court, Millersville, Maryland 21108

PHONE NUMBER: (410) 987-9065 (Home)

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
November 10, 1994 Issue - Jeffersonian

Please forward billing to:

Stephen Strohecker
754 Minstrel Court
Millersville, Maryland 21108
987-9065

95-165-A

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-165-A (Item 159)
2903 Ohio Avenue
S/S Ohio Avenue, 75' E of c/l of Brian Street
13th Election District - 1st Councilmanic
Legal Owner(s): Stephen H. Strohecker and Diana L. Strohecker
HEARING: THURSDAY, DECEMBER 1, 1994 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 50 feet lot width in lieu of the required 55 feet and to approve an undersized lot.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECORDED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 4, 1994

95-165-A

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-165-A (Item 159)

2903 Ohio Avenue


S/S Ohio Avenue, 75' E of c/l of Brian Street

13th Election District - 1st Councilmanic

Legal Owner(s): Stephen H. Strohecker and Diana L. Strohecker

HEARING: THURSDAY, DECEMBER 1, 1994 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 50 feet lot width in lieu of the required 55 feet and to approve an undersized lot.


Arnold Jablon
Director

cc: Stephen H. Strohecker and Diana L. Strohecker

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Mr. & Mrs. Stephen H. Strohecker
754 Minstrel Court
Millersville, Maryland 21108

NOV. 25 1994

RE: Case No. 95-165A, Item No. 159
Petitioner: Stephen & Diana Strohecker

Dear Mr. and Mrs. Strohecker:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 27, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office:

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions' filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over the word "Sincerely,".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 11/7/94

DATE: 11/21/94

The Department of Environmental Protection & Resource Management has no
comments for the following Zoning Advisory Committee Items:

Item #'s:

153
154
155
156
158
159
161
162
163

LS:sp

LETTY2/DEPRM/TXTSBP

11/21/94

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 14, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for November 14, 1994
Items 153, 2, 155, 156, 157, 158, 159,
160, 161, 162 and 163

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

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**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

11-7-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109

111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: MS. JOYCE WATSON

Dear Ms. Winiarski:

Re: Baltimore County
Item No.: \$ 159 (JLL)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: November 10, 1994

SUBJECT: 2901 Ohio Avenue

INFORMATION:

Item Number: Item Nos. 158 & 159
Petitioner: Stephen H. Strohecker
Property Size: _____
Zoning: D.R. -5.5
Requested Action: Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, it is clear that the applicant owns adjacent property; therefore, the requirement of Section 304.1C appears to preclude the granting of any relief in this case.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kerns

PK/JL

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/08/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1103

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF NOV. 7, 1994.

Item No.: Zoning Agenda:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 153, 154, 155, 156, 157,
158, 159, 160, 161, 162 AND 163.

RECEIVED

NOV 10 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4831, MS-1102F

cc: File

11/10/94



Printed with Soybean Ink
on Recycled Paper

RE: PETITION FOR VARIANCE
2903 Ohio Avenue, S/S Ohio Avenue,
75' E of c/l Brian St., 13th
Election Dist., 1st Councilmanic

Stephen H. and Diana L. Strohecker
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-165-A
*
*
*
*
*
*
*
*
*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to Stephen H. and Diana L. Strohecker, 754 Minstrel Court, Millersville, MD 21108, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PACKAGE
FORWARDED
TO OPZ 10/27/94

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

FILED FOR VARIANCE
ZONING ITEM # 159

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B N/A
Permit Number

FILE ITEM
159.

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots

95-165-1A

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☒ Stephen H. Strohecker 754 Minstrel Court, Millersville, MD. 21108 (410)987-9065

☐ Print Name of Applicant Address Telephone Number
☐ Lot Address 2903 Ohio Avenue Election District 13-th Council District 1-st Square Feet 6250
Lot Location: NE SW side corner of Ohio Avenue 50 feet from NE SW corner of Brian Street
Land Owner Stephen H. Strohecker Lot #22 #1316150061
Tax Account Number Lot #23 #1316150062
Address 754 Minstrel Court
Millersville, MD. 21108 Telephone Number (410)987-9065

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)
PROVIDED?

1. This Recommendation Form (3 copies)

YES
✓

NO

2. Permit Application

N/A

✓

3. Site Plan

Property (3 copies)

✓

Topo Map (available in Rm 206 C.O.B.) (2 copies)
(please label site clearly)

✓

4. Building Elevation Drawings

✓

5. Photographs (please label all photos clearly)

Adjoining Buildings

✓

Surrounding Neighborhood

✓

Residential Processing Fee Paid
Codes 030 & 080 (\$85)
Accepted by [Signature]
Date 10/27/94

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

☐ Approval

☐ Disapproval

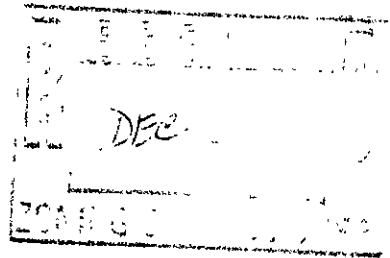
☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning & Zoning

Date:

November 22, 1994

Baltimore County Zoning Commission
Court House
Room 118
Towson, Maryland 21285



Dear Sir:

I would like to take this opportunity to voice my objection to granting an exception to the current zoning laws in the following cases:

Case # 95-164a

To permit a side yard setback of a minimum of 1 foot and a lot width of 50 feet in lieu of the required 10 feet and 55 feet respectively.

Case # 95-165a

To permit 50 feet lot width in lieu of the required 55 feet and to approve an undersized lot.

My house is adjacent to the lot in question on the east side. Allowing a house to be built on this size lot would detract from the overall beauty of the current neighborhood. Also, the view from my front yard would be greatly reduced. I am a senior citizen and I would not feel comfortable having the view of my front door blocked from the view of emergency vehicles heading east on Ohio Ave. In closing, I feel that the neighborhood would not benefit by allowing this house to be built and the well being of the neighborhood should be the top priority.

Sincerely,

Elizabeth Gottlieb

Elizabeth Gottlieb

RECORDED

PETITIONER(S) SIGN-IN SHEET

ADDRESS

1210 LIGHT ST. 212-30

1210 LIGHT ST 21230



Printed with Soybean Ink
on Recycled Paper

သို့သော်လည်းကောင်း၊

HIGHLANDS
ELEMENTARY
SCHOOL

BL-CNS

GEORGIA

BALTIMORE

ILLINOIS

HIGHLANDS

VIRGINIA

OHIO

NEW YORK

DELAWARE

BRIAN

AVE

SITE

LOCATION

MONUMENTAL
BALTIMORE
HIGHLANDS

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SHEET

S. W
6-B

MICROFILMED

92-511-A
91-391-A
91-320-A
89-435-A

\$ 23,000

\$ 210,000

\$ 24,000

AVE.

OLD

BL

301

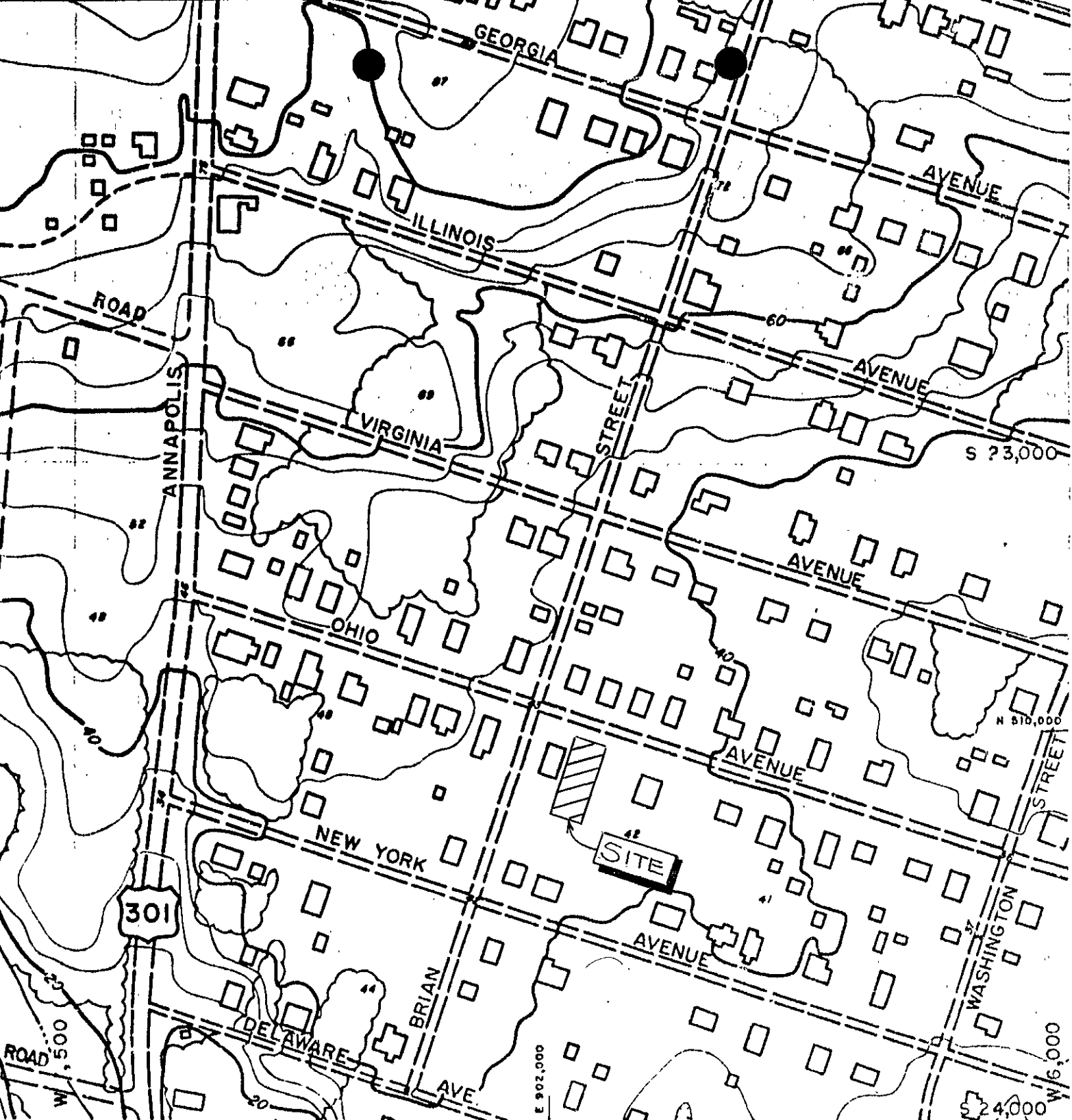
BL-CNS

W 7,500

E 902,000

W 6,000

159



REVISIONS		
BY	DATE	

SCALE
1" = 200'

DATE OF
PHOTOGRAPHY
APRIL 1953

LOCATION

MONUMENTAL
BALTIMORE
HIGHLANDS

SHEET

S. W

6-B

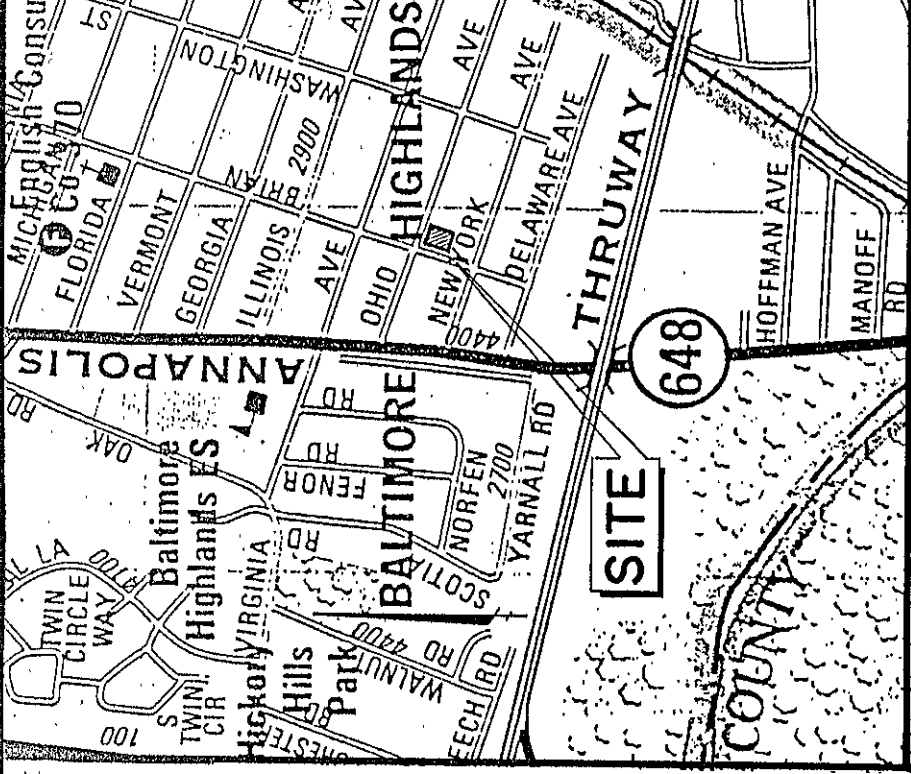
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: #2903 Ohio Avenue

Subdivision name: Baltimore Highlands

plat book# 2, folio# 379, lot# 22 & section# Block F

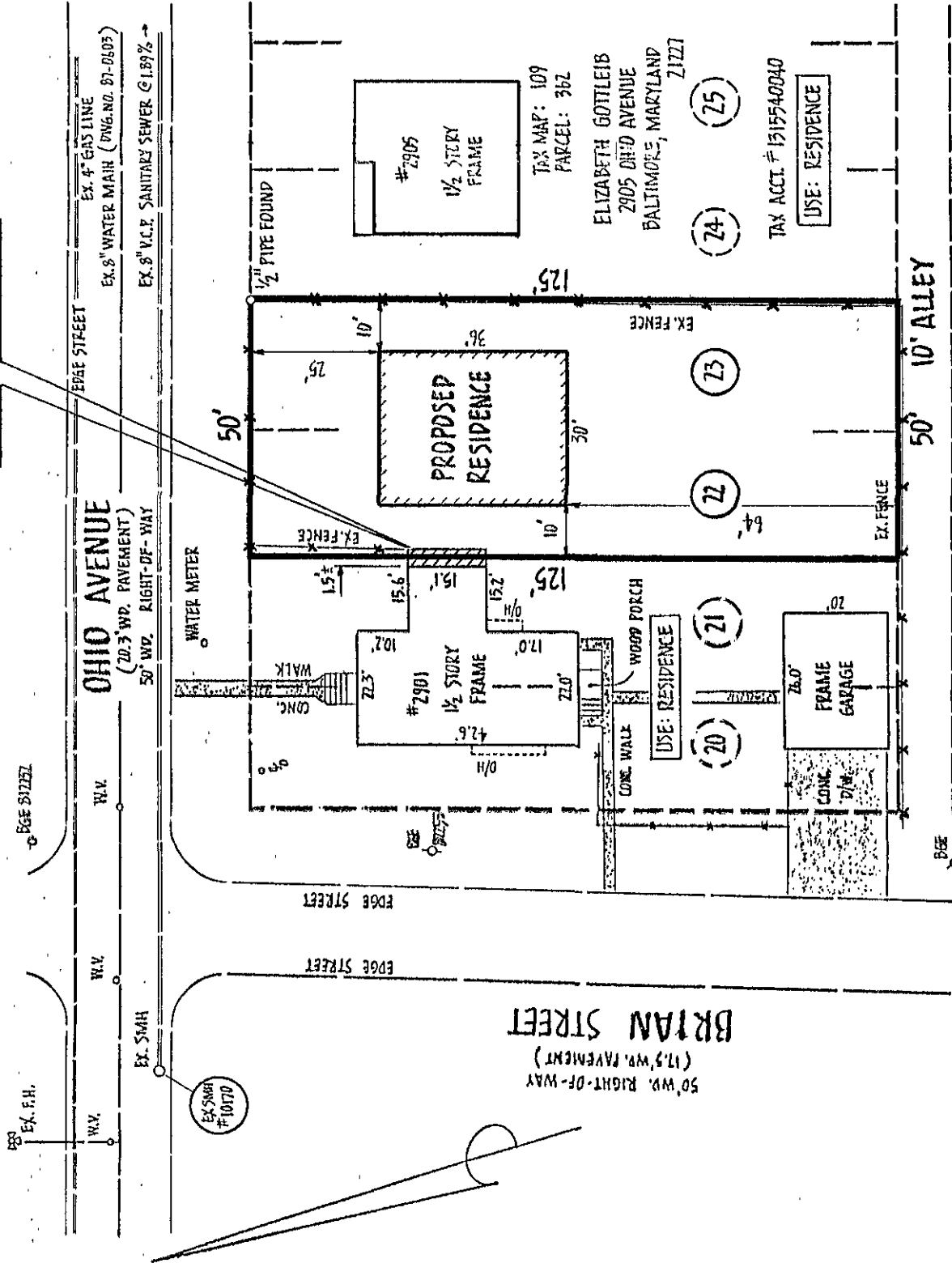
OWNER: Stephen H. Strohecker



VICINITY MAP

SCALE: 1" = 1000'

36' ± PORTION OF EXISTING
FRAME ADDITION TO
BE RAZED



USE: RESIDENCE

DONNA AVARA SMITH
2900 NEW YORK AVENUE
BALTIMORE, MARYLAND
21227

TAX. ACCT. # 1316150110

LEON A. PODOLAK and ASSOCIATES
Surveying and Civil Engineering
63 East Main St. P.O. Box 266
Westminster, MD 21157



North

date: 10-17-94
prepared by:

Scale of Drawing: 1" = 30'

Current Owner:

Stephen H. Strohecker
Diana L. Strohecker
754 Minstrel Court
Millersville, MD 21108

Tax Account #

lots 20-21 #1316150060
lot 22 #1316150061
lot 23 #1316150062

LOCATION INFORMATION

Election District: 13-th
Councilmanic District: 1-st

1"-200' scale map#: SW-6B

Zoning: DR5.5

Lot size: 0.1435 acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: none

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

159

95-165-A MICROFILMED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

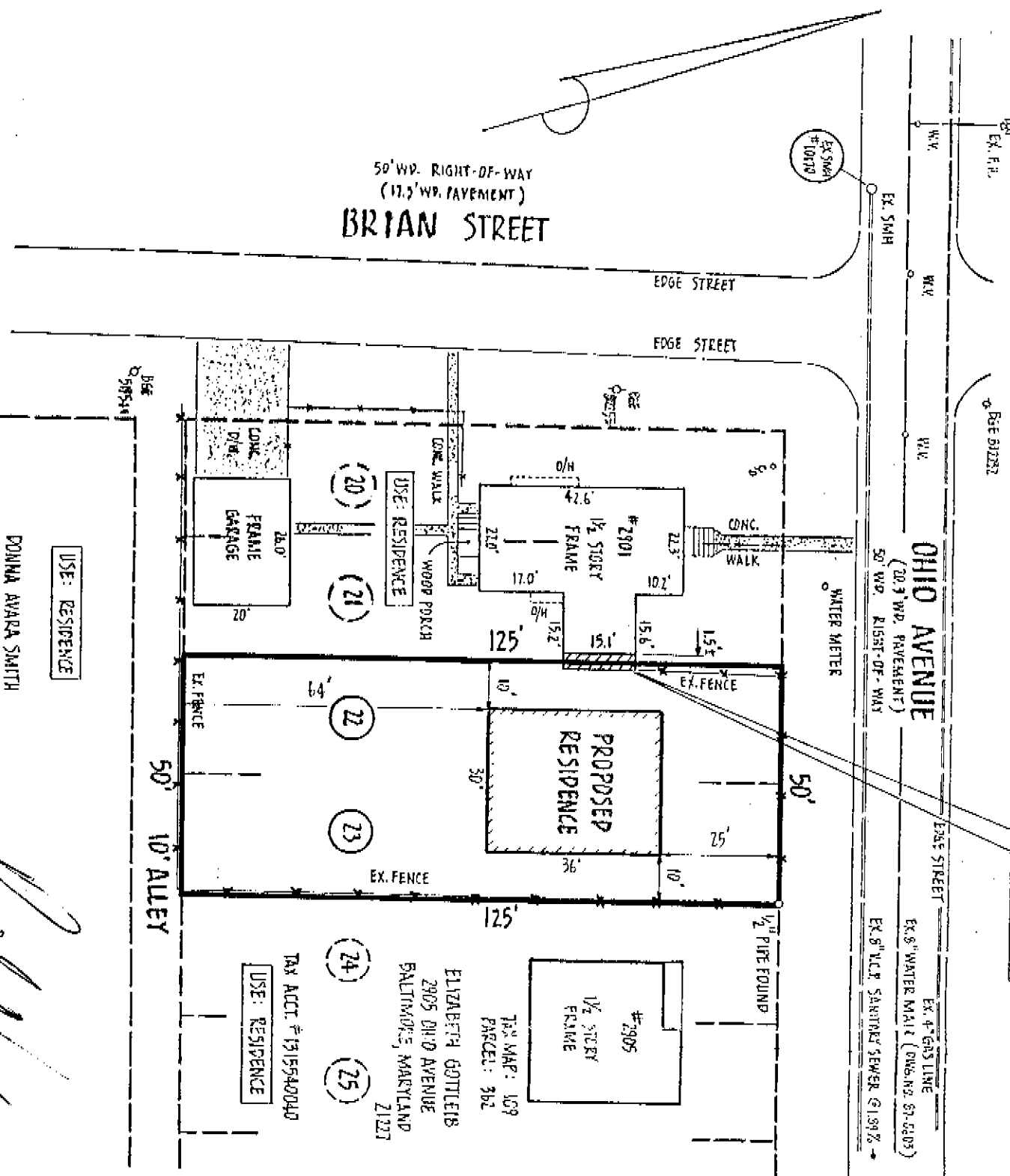
PROPERTY ADDRESS: #2903 Ohio Avenue

Subdivision name: Baltimore Highlands

plat book # 2, folio # 379, lot # 22 & section # Block F 23

OWNER: Stephen H. Strohecker

36' ± PORTION OF EXISTING
FRAME ADDITION TO
BE RAISED



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Surveying and Civil Engineering
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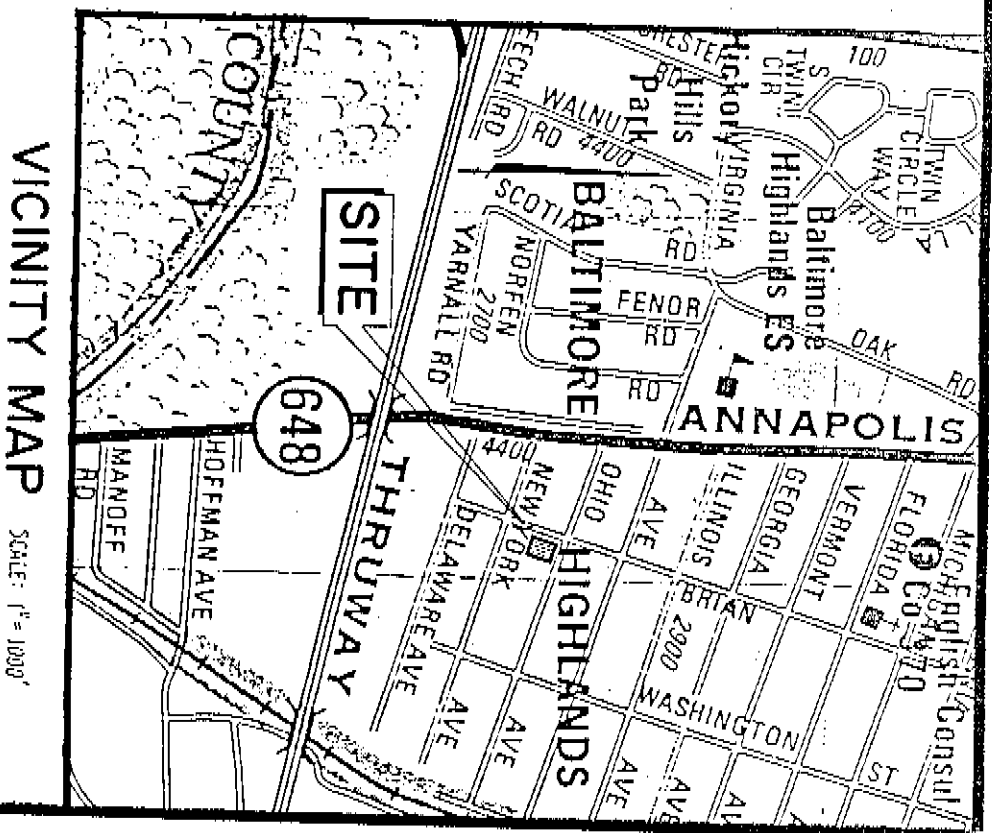
Scale of Drawing: 1" = 30'

date: 10-17-94
prepared by:

DONNA ANARA SMITH
2950 NEW YORK AVENUE
BALTIMORE, MARYLAND
21227

TAX ACCT. # 1316150010

12/1/01



Current Owner:

Stephen H. Strohecker
Diana L. Strohecker
754 Minstrel Court
Millersville, MD 21108

Tax Account #

lots 20-21 #1316150060
lot 22 #1316150061
lot 23 #1316150062

LOCATION INFORMATION

Election District: 13-th
Councilmanic District: 1-st
1"-200' scale map: SW-6B
Zoning: DR5.5
lot size: 0.1435 6250
acreage square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: none

Zoning Office USE ONLY

reviewed by: ITEM #: CASE #:
159

95-165-A

MICROFILMED

